



AGENDA for PUBLIC HEARING and REGULAR MEETING

ST MARYS PLANNING COMMISSION

Tuesday, June 20, 2017 at 5:30PM

City Hall Council Chambers

I CALL TO ORDER:

II PRESENTATION: Growth and Zoning - Jeff Adams, Community Development Director

II PUBLIC HEARING:

1. **SPECIAL USE PERMIT:** Richard Worley, 78 Sunrise Drive, St. Marys, GA 31558 is requesting a Special Use Permit to allow for automotive repair and the outdoor storage of vehicles for towing at 970 Charlie Smith Sr. Highway. The property is zoned C-2, Tax Parcel 135 045.
2. **SPECIAL USE PERMIT:** Billy Spikes, 200 Bowen Street, St. Marys, GA 31558 is requesting a Special Use permit to allow for a Home Occupation to repair lawn mowers at 200 Bowen Street. The property is zoned R-1, Tax Parcel S23-03-039A.
3. **VARIANCE:** Coastal Construction, Inc., PO Box 5039, St. Marys, GA 31558 is requesting a Variance for approval of a barrier to shield business activity from the public view at 1819 Point Peter Road. The property is zoned C-2, Tax Parcel S02-01-013.
4. **SPECIAL USE PERMIT:** (PULLED BY REQUEST OF THE APPLICANT) IMIA, Inc., 1251 Point Peter Road, St. Marys, GA 31558 is requesting a Special Use Permit to allow for a caretaker unit at 1251 Point Peter Road. The property is zoned I-L, Tax Parcel 148-031Z.
5. **ONE ST. MARYS MASTER PLAN:** The Master Plan will be presented to the Planning Commission for final review and recommendation.

III MOTION TO ADJOURN PUBLIC HEARING

IV CALL TO ORDER OF REGULAR MEETING

V APPROVAL OF MINUTES FROM THE APRIL 25, 2017 PLANNING COMMISSION MEETINGS

VI OLD BUSINESS:

1. **ONE ST. MARYS MASTER PLAN:** Discussion and vote on whether to recommend adoption of the Master Plan to the City Council.

VII NEW BUSINESS:

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VIII GRANT AUDIENCE TO THE PUBLIC

IX DISCUSSION

- Special Called Meeting for Public Hearing on proposed revised Zoning Code and consideration of a timetable for vote on a recommendation on recommending adoption of the revised Zoning Code to the City Council

X ADJOURNMENT

**Rules of the St. Marys Planning Commission
Sitting as the Board of Appeals
for Public Hearings on Appeals arising under the
2012 International Property Maintenance Code**

1. *Required public hearings.* No official action shall be taken on any proposed appeal under Section 111 of the 2012 International Property Maintenance Code ("the Code") unless a public hearing has been held. The public hearing shall be conducted by the Planning Commission sitting as the Board of Appeals. The provisions of Section 111 of the Code shall govern in the event of any conflict between these rules and Section 111 of the Code.
2. *Procedure for calling a public hearing.*
 - 2.1 Prior to scheduling of the required public hearing, applicants shall first complete all submission requirements provided by the Community Development Director. There shall be no amendment made to the application once submitted.
 - 2.2 The Community Development Director shall then notify the applicant of the date, time, and place of the required public hearing.
 - 2.3 At least 16 but not more than 44 days prior to scheduled public hearings, the Community Development Director shall publish in the newspaper of general circulation, notice of the date, time, place, and purpose of the public hearing.
 - 2.4 The Community Development Director shall give notice of the date, time, place, of the hearing to all parties to the appeal, including the city official(s) involved in the matter by mail, personal delivery, facsimile transmission or receipted email delivery. The failure to notify as provided in this section, shall not invalidate any recommendations adopted hereunder.
 - 2.5 No official action shall be taken on a matter under appeal until after the required public hearing has been conducted and the Order of the Board of Appeals is published.
3. *Action of the Board of Appeals.* The Board of Appeals may affirm the action of the city official(s); it may reverse the action of the city official(s); or may modify the action of the city official(s) resulting in a final amended action. The Board of Appeals' final order shall be prepared and provided to the parties as required by Section 111.6 of the Code.
4. *Action of the city official.* The city official shall take action on the order Board of Appeals as provided for in Section 111.6.2 of the Code.
5. *Procedure for conducting a public hearing.*
 - 5.1 All public hearings on appeals shall be chaired by either the Chair of the Board of Appeals or the Chair's designee.
 - 5.2 A secretary shall record the proceedings of the public hearing. If requested by any party, a verbatim transcript of the public hearing can be prepared, but, only if requested and purchased in advance by the requesting party.
 - 5.3 The record of the public hearing and all evidence submitted at the public hearing shall be recorded as such and become a permanent part of the appeal file.
 - 5.4 The Chair of the Board of Appeals or the Chair's designee shall preside at the public hearing and shall identify speakers, maintain order, and conduct the public hearing.
 - 5.5 The process to be followed in conducting these hearings shall be as follows:
 - 5.5.1 The presiding officer shall open the hearing by stating the specific appeal being considered at the public hearing.
 - 5.5.2 The presiding officer shall recognize the individual parties wishing to argue for or against the appeal and allow them to present this information.
 - 5.5.3 Once all parties have concluded their presentations, the presiding officer shall adjourn the public hearing and the Board of Appeals shall discuss and vote on the appeal.
 - 5.5.5 Subsequent to the vote on the appeal, the Board of Appeals shall issue a written decision.
6. *Appeals.* Any party aggrieved by the decision of the Board of Appeals shall have such rights of appeal as are set forth in Section 111.7 of the Code.